

CENTRAL SWINDON NORTH PARISH COUNCIL

PLANNING & ENVIRONMENT COMMITTEE

Minutes of the meeting held on 5th September 2018 at 7.00pm at 32 The Circle, Pinehurst

- Present** Cllr P Exell (Chair)
Cllr J Ballman (Vice-Chair)
Cllr M Lucas
Cllr T Smith
Cllr J Yeowell
- Cllr D Moffatt (non-committee member)
Cllr S Exell (non-committee member)
- Officers** A Reeves (Parish Manager)
H Morgan (Deputy Clerk)
- Public** One
- Public Session** Mr Jake Chandler from Sanford Street asked if Cllrs were aware of a garage converted into a dwelling at 48 Harcourt Road without planning permission.
Cllr D Moffatt confirmed that Swindon Borough Council Ward Cllr P Watts was aware of the property and conversion queried.
- 163** **Apologies**
Cllr P Baker
Cllr J Rodrigues
- 164** **Declarations of Interest & Applications for Dispensation**
Cllr M Lucas declared a non-pecuniary interest in planning application S/HOU/18/1438, as he knows the property owners, and planning application S/18/1079, as his son works for the Sewage Works.
- 165** **Planning Applications to be examined**
- 165.1** **S/HOU/18/1147** Erection of a two/single storey rear extension.
52 Oaksey Road
Penhill
Swindon
SN2 5BT
No objection.
- 165.2** **S/HOU/18/1245** Erection of a two storey side and single storey rear extension.
479 Cricklade Road
Swindon
SN2 1AQ
Cllrs shared Swindon Borough Council Highways concerns over (a) the ability of the enlarged dwelling to accommodate its car parking demand and (b) the ability of parked cars to move safely to and from Cricklade Road.
- 165.3** **S/18/1222** Change of use of first floor and attic space from storage/residential to restaurant and staffroom and change of use of outside frontage from highway to customer seating area with retractable canopy and side screens.
198 Rodbourne Road
Swindon
SN2 2AA
Objection: Concerns over impingement on neighbouring properties and the loss of privacy from the proposed

overlooking seating area to the rear of the property.

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| <p>165.4 S/18/0812 - Revised
 116 Tydeman Street
 Gorse Hill
 Swindon
 SN2 8AU</p> | <p>Erection of a two storey side/rear extension and conversion to 4no. flats.</p> <p>N/A. Permission granted 4th September 2018.</p> |
| <p>165.5 S/18/1254
 101A Cricklade Road
 Swindon
 SN2 1AB</p> | <p>Erection of a first floor extension and subdivision of existing 1st floor flat into 2no. 1 bed units.</p> <p>No comment offered by the Parish Council.
 Cllr J Ballman informed the Planning & Environment Committee that Swindon Borough Ward Cllrs were to speak with Swindon Borough Council Planning Officers about the application.</p> |
| <p>165.6 S/HOU/18/1284
 23 Laburnum Road
 Pinehurst
 Swindon
 SN2 1QY</p> | <p>Erection of a two storey side extension.</p> <p>Concerns over the proximity of the proposed extension to the boundary of the property grounds and the possible over bearing impact on neighbours.</p> |
| <p>165.7 S/18/1264
 Land At 236 Cheney Manor Road Swindon
 SN2 2PD</p> | <p>Erection of 1 no. dwelling and associated works.</p> <p>Objection. Concerns over over-development and the impact upon the street scene.</p> |
| <p>165.8 S/HOU/18/1282
 30 Churchward Avenue
 Rodbourne Cheney
 Swindon
 SN2 1NH</p> | <p>Erection of a two storey/single storey rear extension.</p> <p>N/A. Permission granted 3rd September 2018.</p> |
| <p>165.9 S/ADV/18/1234
 Aldi Stores Ltd
 Hughes Street
 Rodbourne
 Swindon
 SN2 2ER</p> | <p>Display of 2 No. non-illuminated temporary banner signs.</p> <p>No objection.</p> |
| <p>165.10 S/18/1292
 324 Ferndale Road
 Swindon
 SN2 1HL</p> | <p>Change of use of ground floor from retail to residential and erection of a single storey front extension to form 1no. new flat.</p> <p>No objection.</p> |
| <p>165.11 S/ADV/18/1269
 Unit 1 Barnfield Road
 Rodbourne
 Swindon
 SN2 2DJ</p> | <p>Display of freestanding non-illuminated totem sign.</p> <p>No objection.</p> |
| <p>165.12 S/HOU/18/1247
 33 Cheney Manor Road
 Swindon
 SN2 2NT</p> | <p>Erection of extension and conversion of existing garage to form annexe.</p> <p>Objection over backland development</p> |

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| <p>165.13 S/18/1321
Unit D Bramble House
54 - 56 Bramble Road
Elgin
Swindon
SN2 8DS</p> | <p>Erection of steel framed storage unit.</p> <p>No comments offered. Cllr J Ballman to look into the application with Swindon Borough Council Planning Officers</p> |
| <p>165.14 S/HOU/18/1286
24-26 Cricklade Road
Swindon
SN2 8AA</p> | <p>Erection of rear dormer windows.</p> <p>No objection.</p> |
| <p>165.15 S/HOU/18/1372
15 Pinetree Rise
Rodbourne Cheney
Swindon
SN25 3BY</p> | <p>Erection of a single storey side/rear extension.</p> <p>Concerns over the proximity of the proposed building(s) to the boundary of the property grounds. Clarification required.</p> |
| <p>165.16 S/HOU/18/1438
3 The Broadway
Moredon
Swindon
SN25 3BN</p> | <p>Erection of a two storey side/rear extension, first floor front extension and attached garage.</p> <p>No objection.</p> |
| <p>165.17 S/PRIORH/18/1271
3 Vicarage Road
Swindon
SN2 1JH</p> | <p>Prior Approval Notification for the erection of a single storey rear extension measuring 8m (from original rear wall), 3.9m (maximum height) and 2.5m (height to eaves).</p> <p>N/A. Prior approval not required.</p> |
| <p>165.18 S/PRIORH/18/1347
374 Cricklade Road
Swindon
SN2 7BB</p> | <p>Prior Approval Notification for the erection of a single storey rear extension measuring 6m (from original rear wall), 3.4m (maximum height) and 2.15m (height to eaves).</p> <p>No objection.</p> |
| <p>165.19 S/18/1356
Pinehurst Branch Library
The Circle
Pinehurst
Swindon
SN2 1QZ</p> | <p>Change of use from Non-Residential Institution (Use class D1) to shop (Use class A1) for temporary use.</p> <p>No objection.</p> |
| <p>165.20 S/PRIORH/18/1338
41 May Close
Gorse Hill
Swindon
SN2 1XA</p> | <p>Prior Approval Notification for the erection of a single storey rear extension measuring 3.56m (from original rear wall), 4.0m (maximum height) and 2.6m (height to eaves).</p> <p>N/A. Prior approval not required.</p> |
| <p>165.21 S/HOU/18/1188
49 Tydeman Street
Gorse Hill
Swindon
SN2 8AX</p> | <p>Erection of a detached double garage with first floor accommodation over.</p> <p>No comments offered. Cllr J Ballman queried with Swindon Borough Council Planning Officers. Highways comments not received at 6th September 2018.</p> |

- 165.22 S/18/0890 - Revised**
77-83 Cricklade Road
Swindon
SN2 1AB
- Sub-division of ground floor Class A1 unit to 2no. Class A1 units, conversions and extensions of first floor to create an additional 6no. apartments, and erection of additional storey to create 8no. apartments at second floor.
- As per previous comments submitted: Objection based on inadequate parking provision**
- 165.23 S/18/1079**
Swindon Sewerage
Treatment Works Barnfield
Road
Rodbourne
Swindon
SN2 2DJ
- Siting of 2no. modular buildings.
- No objection.**
- 165.24 S/18/1431**
160 Moredon Road
Moredon
Swindon
SN25 3EP
- Erection of 1no. dwelling and associated works
- No objection.**
- 166 Update on applications examined previously**
The update provided was noted, a copy of which can be found as Annex A in the Minute Book.
- 167 Noticeboards**
The Deputy Clerk informed Cllrs that maps of the underground utilities had been obtained for the locations for the free-standing noticeboards. These were to be reviewed before planning applications could be submitted to Swindon Borough Council.
- 168 Verge Parking Consultation – Whitworth Road**
The Parish Manager stated that he and Cllr P Exell had met with Swindon Borough Council (SBC) to share the results of the consultation and had requested a feasibility study for making improvements to the verges on Whitworth Road, especially for the Moonrakers end of the road.
SBC had agreed to providing an up to date pricing schedule for suggested improvements to the Verges; the results of the consultation had demonstrated a support for grass crete.
The Parish Manager said that the consultation had opened a dialogue with SBC, and once some actual financial costs had been obtained the Parish Council would have a basis for more meaningful discussions based around real numbers.
- 169 S106 & Funds**
The Parish Manager stated that S106 and funds had come up at a recent Clerks Forum and there was an update on the requirements for Parish Councils to publish details of how funds were spent. It was added that there were some large developments which had resulted in Parish Councils receiving meaningful CIL receipts which had not been declared.
The Parish Manager said there were discussions to be had around SHELAA and new calculations for CIL.
- 170 S/RES/18/0202**
Cllr D Moffatt stated that Swindon Borough Council were still waiting to receive information from the applicant(s) and it was expected that the application would go to Planning in approx. 2 months' time.
Cllr D Moffatt added that the expected residential plans could result in CIL income for the Parish Council.

171 **Consultation on a Draft Development Brief for Residential Development at Land at Moredon Recreation Ground**

Cllr P Exell noted the draft design statement had been sent out to Councillors and suggested that Full Council should be asked to delegate authority to the Planning & Environment Committee to respond to Swindon Borough Council on behalf of the Parish
All agreed.

RECOMMENDATION: That the Planning & Environment Committee be delegated to respond to Swindon Borough Council with comments on the draft development brief.

The meeting closed at 7.57pm

Signed.....

Date.....

Chair of the Planning & Environment Committee